

IN RE: PETITIONS FOR SPECIAL HEARING &	* BEFORE THE
VARIANCE - E/S Jarrettsville Pike,	
500' N of Sunnyview Road	* ZONING COMMISSIONER
(13519 Jarrettsville Pike)	
10 <sup>th</sup> Election District	* OF BALTIMORE COUNTY
6 <sup>th</sup> Council District	
	* Case No. 02-260-SPHA
Irvin P. Keplinger, Sr., et ux	
Petitioners	*

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Irvin P. Keplinger, Sr., and his wife, Trudy B. Keplinger, through their attorney, J. Neil Lanzi, Esquire. The Petitioners request a special hearing to approve an accessory residential structure, and variance relief from Sections 101 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (pool building) to be located in the side yard in lieu of the required rear yard, and to allow the total area of all accessory structures to be larger than the dwelling. The Petition was filed in response to an anonymous complaint registered with the Code Enforcement Division of the Department of Permits and Development Management (DPDM) relative to new construction on the property. Apparently, the Petitioners commenced construction of the subject pool building without benefit of a permit and a stop work order was issued pending the instant request. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Irvin P. Keplinger, Sr., property owner, his daughter, Deborah B. Niels, Parker Hallam, Architect, and J. Neil Lanzi, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the east side of Jarrettsville Pike, just north of Sunnyview Road in

ORDER RECEIVED FOR FILING

Date

By

3/15/12  
[Signature]

Phoenix. The property contains a gross area of 2.73 acres, more or less, zoned R.C.4, and is improved with a single family dwelling and several accessory structures. They include a 50' x 90' tennis court and 20' x 30' storage shed to the rear of the property, and a small garden shed, an in-ground swimming pool, and partially constructed pool building, 18' x 70' in dimension. As shown on the site plan, the swimming pool is located to the rear of the existing dwelling; however, the pool building runs parallel to the side property line and extends into the side area of the dwelling. Thus, the variance from Section 400.1 of the B.C.Z.R. is necessary.

Testimony and evidence presented revealed that Mr. & Mrs. Keplinger have resided on the property since 1988. They have a large family of teenage and adult children and their friends and family enjoy the amenities on the property, including the tennis court and swimming pool. The petitioners propose constructing the subject pool building in accordance with the schematic drawings submitted into evidence as Petitioner's Exhibit 3. The proposed building will contain facilities for changing and showering, a billiard room, a music room, and a snack room containing a wet bar. It is envisioned that family and friends will use the pool building so as not to disrupt Mr. & Mrs. Keplinger and other residents in the primary dwelling.

I emphasized at the hearing that the building could not be used as a separate residence or as an apartment. By definition, the structure must be accessory to the primary building (dwelling) on the property, and cannot be used as separate living quarters. Although variance relief is necessary and warranted as to the location of the building in the side yard, a question also arises as to the necessity of the other variance. Apparently, each accessory structure is smaller than the dwelling; however, cumulatively, they are larger. There is a question under the definition of accessory use or structure as to whether variance relief is necessary in that circumstance. Based upon the definition, it appears that each accessory use or structure must be customarily incidental and subordinate in area to the principal structure served. I do not believe that variance relief is required in this case, for so long as each accessory building or use is smaller than the principal dwelling. Individually, there is no violation of the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date

By

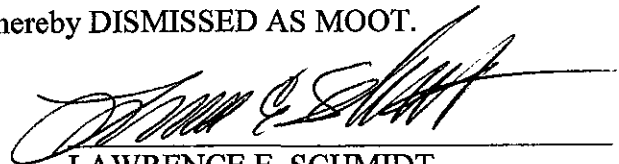
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15<sup>th</sup> day of March, 2002 that the Petition for Special Hearing to approve an accessory residential structure (pool building), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 101 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (pool building) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed pool building shall not be converted to a second dwelling unit and/or apartments. There shall be no living or sleeping quarters provided within the structure. The Petitioners shall allow an inspector with the Code Enforcement Division reasonable access to the structure to insure compliance with this restriction.
- 3) The Petitioner must obtain and secure all necessary permits for the construction and maintain the property free and clear of all trash and debris.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the variance to allow the total area of all accessory structures to be larger than the dwelling, be and is hereby DISMISSED AS MOOT.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR PLING  
Date 3/15/02  
BY REP



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

March 14, 2002

J. Neil Lanzi, Esquire  
409 Washington Avenue, Suite 617  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING and VARIANCE  
E/S Jarrettsville Pike, 500' N of the c/l Sunnyview Road  
(13519 Jarrettsville Pike)  
10<sup>th</sup> Election District – 6<sup>th</sup> Council District  
Irvin P. Keplinger, Sr., et ux - Petitioners  
Case No. 02-260-SPHA

Dear Mr. Lanzi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Irvin P. Keplinger, Sr.  
13519 Jarrettsville Pike, Phoenix, Md. 21131  
Code Enforcement Division, DPDM; People's Counsel; Case File





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 13519 Jarrettsville Pike  
which is presently zoned RC 4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve Sect. 101, 400.1

accessory residential structure. AND Variances... To allow an accessory structure (pool bldg) to be located in the side yard in lieu of the required rear yard and to allow the total accessory structures square footage to be larger than the dwelling.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

## Attorney For Petitioner:

J. Neil lanzi  
Name - Type or Print

Signature

J. Neil Lanzi, P.A.

Company

409 Washington Ave, Ste 617 (410) 296-0686

Address Telephone No.

Towson, MD 21204

City State Zip Code

## Legal Owner(s):

IRVIN P. KEPLINGER Sr.  
Name - Type or Print

Signature

IRVING B. KEPLINGER  
Name - Type or Print

Signature

13519 JARRETTSVILLE PIKE 410-628-7108  
Address Telephone No.

PHOENIX, MARYLAND 21131  
City State Zip Code

## Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hrs

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 12-18-01

ORDER RECEIVED FOR FILING

Date 9/15/98

By



**SEVERN SURVEYS**  
Land Development, Land Planning  
Land Surveying  
SUN VALLEY BUSINESS CENTER  
8009 JUMPERS HOLE ROAD • SUITE J  
PASADENA, MARYLAND 21122  
Phone: 410-760-9817  
FAX: 410-760-9821



ZONING DESCRIPTION FOR : 13519 Jarrettsville Pike

Beginning for the same at a point located in Jarrettsville Pike same point is located 420 feet west of Sunnyview Drive, thence leaving said point of beginning and binding in Jarrettsville Pike, the following four courses and distances,

- 1) North 11 degrees 36 minutes 50 seconds West 3.68 feet,
- 2) North 13 degrees 14 minutes 10 seconds West 51.21 feet,
- 3) North 14 degrees 03 minutes 00 seconds West 73.11 feet,
- 4) North 17 degrees 04 minutes 00 seconds West 120.00 feet,

to a point, thence leaving Jarrettsville Pike and binding on the property known as 13519 Jarrettsville Pike the following five courses and distances,

- 5) North 49 degrees 36 minutes 00 seconds East 290.00 feet,
- 6) North 49 degrees 36 minutes 00 seconds East 191.12 feet,
- 7) South 40 degrees 24 minutes 00 seconds East 174.79 feet,
- 8) South 40 degrees 24 minutes 00 seconds East 47.87 feet,
- 9) South 49 degrees 36 minutes 00 seconds West 587.54 feet

to the point of beginning.

Being and intended to be all the property as noted as parcels no. 1, 2 and 3 in Liber 12391, folio 18.

Containing 117,176 square feet or 2.69 acres of land.

and located in 10 th. Election District, 6<sup>th</sup> Councilmanic District.

260

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

Chk No. 07811  
22-260-A

DATE 12-18-01

ACCOUNT R-001-006-10150

AMOUNT \$ 100.00

RECEIVED  
FROM:

Ne. I LANZI ESQ.

FOR:

Residential Special Hearing & Variance filing  
2 13519 Jarrovettsville Pike  
fers

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME  
12/19/2001 12/18/2001 14:44:42  
REC NO. 001 CASHIER JRIC JMR DRAMER 1  
>> RECEIPT # 076206  
Dept 5 528 ZONING VERIFICATION OFLH  
CR NO. 007811

Recpt Tot 100.00  
100.00 CK .00 CA  
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland, on the property identified herein as follows:

Case #02-260-A

13519 Jarrettsville Pike  
E/S Jarrettsville Pike, 420' W  
Sunnyview Drive

10th Election District

6th Councilmanic District

Legal Owner(s): Trudy &  
Irvin Keplinger, Jr.

**Variance:** to allow an accessory structure (pool building) to be located in side yard in lieu of the required rear yard and **Special Hearing:** to allow the total accessory structures square footage to be larger than the dwelling.

**Hearing:** Monday, March 4, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the file and/or hearing, Contact the Zoning Review Office at (410) 887-3391.

2/104 Feb. 14 C520517

## CERTIFICATE OF PUBLICATION

2/15/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/14/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING



# CERTIFICATE OF POSTING

RE: Case No.: 02-260-A

Petitioner/Developer: TRUDY L

IRVIN KEPINGER JR

Date of Hearing/Closing: 3/4/02

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at 13519 JARRCHSVILLE  
Pike

The sign(s) were posted on 2/12/02  
(Month, Day, Year)

Sincerely,

[Signature] 2/17/02  
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

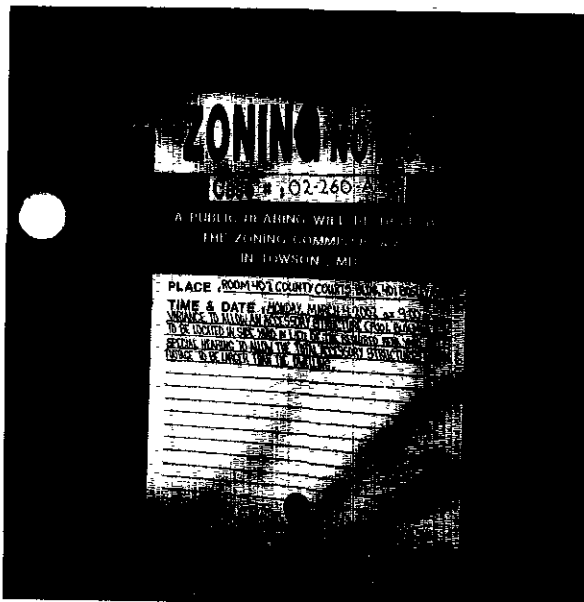
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



TO: PATUXENT PUBLISHING COMPANY  
Thursday, February 14, 2002 Issue – Jeffersonian

Please forward billing to:

J. Neil Lanzi  
409 Washington Avenue  
Suite 617  
Towson MD 21204

410 296-0686

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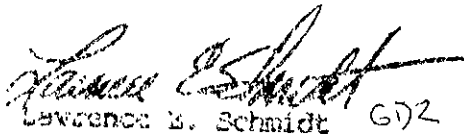
## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-260-A  
13519 Jarrettsville Pike  
E/S Jarrettsville Pike, 420' W Sunnyview Drive  
10<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District  
Legal Owners: Trudy & Irvin Keplinger Jr

Variance to allow an accessory structure (pool building) to be located in side yard in lieu of the required rear yard and Special Hearing to allow the total accessory structures square footage to be larger than the dwelling.

HEARING: Monday, March 4, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt 672

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

January 29, 2002

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-260-A  
13519 Jarrettsville Pike  
E/S Jarrettsville Pike, 420' W Sunnyview Drive  
10<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District  
Legal Owners: Trudy & Irvin Keplinger Jr

Variance to allow an accessory structure (pool building) to be located in side yard in lieu of the required rear yard and Special Hearing to allow the total accessory structures square footage to be larger than the dwelling.

HEARING: Monday, March 4, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G72  
Director

C: J. Neil Lanzl, 409 Washington Avenue, Suite 617, Towson 21204  
Trudy & Irvin Kepinger Sr. 13519 Jarrettsville Pike, Phoenix 21131

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SUNDAY, FEBRUARY 17, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

## ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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#### For Newspaper Advertising:

Item Number or Case Number 02-260-A

Petitioner: Irvin + Trudy Keplinger

Address or Location: 13519 Jarrettsville Pike

PLEASE FORWARD ADVERTISING BILL TO:

Name: J NEIL LANZI

Address: 409 Washington Avenue #617  
Towson MD 21204

Telephone Number: 410 296 0686



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

March 1, 2002

Trudy B & Irvin P Keplinger Sr  
13519 Jarrettsville Pike  
Phoenix MD 21131

Dear Mr. & Mrs. Keplinger:

RE: Case Number: 02-260-A, 13519 Jarrettsville Pike

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 18, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr. G.D.Z.  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: J. Neil Lanzi, 409 Washington Avenue, Suite 617, Towson 21204  
People's Counsel


Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director **DATE:** February 7, 2002  
Department of Permits & Development Mgmt.

**FROM:**  Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For January 22, 2002  
Item Nos. 241, 242, 243, 244, 245,  
247, 248, 249, 250, 253, 254, 255,  
256, 257, 258, 259, and 260

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments:

RWB:HJO:jrb

cc: File



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

January 23, 2002

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 14 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

078, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 252,  
253, 254, 256, 257, 258, 259, (260) and 262

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

JP  
3/4

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** January 24, 2002

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

JAM 2 4

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 02-260

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

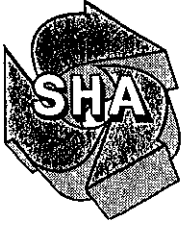
Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC





**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 1.18.02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 260

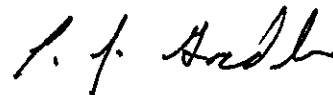
JSL

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 146. are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

  
12 Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCE  
13519 Jarrettsville Pike, E/S Jarrettsville Pike,  
420' W of Sunnyview Dr  
10th Election District, 6th Councilmanic


Legal Owner: Irvin & Trudy Keplinger, Sr.  
Petitioner(s)

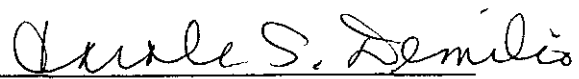
\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-260-SPHA

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 23<sup>rd</sup> day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi, Esq., 409 Washington Avenue, Suite 617, Towson, MD 21204, attorney for Petitioner(s).

  
PETER MAX ZIMMERMAN

Baltimore County, Maryland  
Department of Permits and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

In the Matter of

Irvin P. Keplinger, Sr.  
Trudy B. Keplinger

Civil Citation No. 01-1351

13519 Jarrettsville Pike

Respondents

FINDINGS OF FACT AND CONCLUSIONS OF LAW  
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on September 18, 2001, for a hearing on a citation for violations under the Baltimore County Building Code for construction beyond the scope of the issued building permit.

Grant Kidd, code enforcement inspector, stated that the county received a complaint concerning the construction of a shed on the property. The property was inspected on July 25, 2001, and the inspector found work at the site that exceeded the parameters of the issued permit. Permit No. B445612 provides for the construction of a shed without plumbing or electrical services.

On July 25, 2001, the inspector issued a written correction notice pursuant to §1-7 (c), Baltimore County Code (hereinafter "BCC"), which described with particularity the nature of the violations and the manner of correction. The correction notice was marked in evidence as Plaintiff's Exhibit 1A and was served on the Respondents.

On July 31, 2001, a code enforcement citation was issued pursuant to §1-7 (d), BCC. The citation was marked in evidence as Plaintiff's Exhibit 2A, and was legally served on the Respondents. The citation described the violations as follows:

Baltimore County Code, BOCA 1996, §111.0, BCC 7-36b Par. 2, B445612 --  
Shows no electric or plumbing. Obtain permit reflecting work at site and comply with

260

permit. Obtain plumbing and electrical permits or remove all electricity and plumbing from structure. Subject to \$1,000 investigation fine (storage shed non-compliance).

Mr. Keplinger appeared and testified: Grant Kidd, code enforcement inspector, also testified. The Respondent said he was under the assumption the builder was responsible for obtaining the proper permit. Mr. Keplinger testified that the structure was going to be a pool house. He stated that he entertained guests and that he required cooking facilities, a bath and a sleeping area for his guests. He said they may imbibe too much and would require the sleeping area to sleep off the effects of alcohol.

Mr. Keplinger was advised that his description sounded too much like a single-family dwelling, and that would mean a second dwelling on the subject property. He was advised that in order to receive proper review by all the agencies required, that a permit application with full disclosure of the particular use of the structure was required.

It is the opinion of this Hearing Officer, based upon 38 years experience in the construction trades and inspection activities that the structure is a dwelling. The second dwelling on this parcel is in violation of zoning and environmental regulations.

THEREFORE, IT IS ORDERED by the Code Enforcement Hearing Officer, this 21 day of September 2001, as follows:

(1) a civil penalty is imposed in the amount of \$2,800, of which \$1,000 is due immediately.

(2) \$1,800 shall be suspended, provided the Respondents obtain the permits required or return the building to the status of a shed, also requiring a permit, on or before December 3, 2001. The subject structure cannot be used as a dwelling unless granted specific approval of such by way of a valid building permit issued for that expressed purpose. If the Respondents fail to correct the violations in the time allotted, then the civil penalty imposed shall be \$2,800.

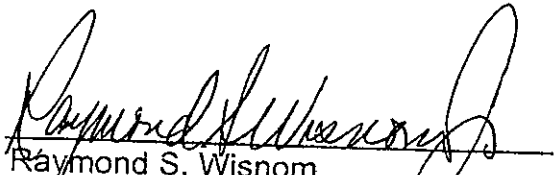
IT IS FURTHER ORDERED by the Code Enforcement Hearing Officer that all present permits issued prior to this date are hereby declared invalid as they were obtained under false pretenses. That the owner must stop all construction and not resume same until all approvals are granted for building, plumbing and electrical

260

permits are issued. That the building permit describe accurately the actual proposed use, accompanied by two sets of construction plans, which clearly delineates the use of each room of the structure.

IT IS FURTHER ORDERED that the inspector monitor the property to determine whether the violations have been corrected.

Signed:

  
Raymond S. Wisnom  
Code Enforcement Hearing Officer

The violator is advised that pursuant to §1-7(g)(1), Baltimore County Code (effective June 6, 1997), an appeal to the Baltimore County Board of Appeals may be taken within fifteen (15) days after the date of a final Order. §1-7(g)(2) requires the filing of a petition setting forth the grounds for appeal and a filing fee of \$150. The appellant is urged to read the requirements for the appeal petition. Security in the amount of the civil penalty must be posted with the Director.

BALTIMORE COUNTY MARYLAND  
INTER-OFFICE CORRESPONDENCE

DATE: January 24, 2002

TO: W. Carl Richards, Jr.  
Zoning Review Supervisor

FROM: Rick Wisnom, Chief  
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 260  
Legal Owner/Petitioner Irvin & Trudy Keplinger, Jr.  
Contract Purchaser: N/A  
Property Address: 13519 Jarrettsville Pike  
Location Description: E/side Jarrettsville Pike 420 ft W Sunnyview Dr.

VIOLATION INFORMATION: Case No. 01-1351  
Defendants: Irvin & Trudy Keplinger, Jr.

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
------	---------

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- |                          |     |   |
|--------------------------|-----|---|
| <input type="checkbox"/> | 1.  | Complaint letter/memo/email/fax (if applicable)   |
| <input type="checkbox"/> | 2.  | Complaint Intake Form/Code Enforcement Officer's report and notes   |
| X                        | 3.  | State Tax Assessment printout   |
| <input type="checkbox"/> | 4.  | State Tax Parcel Map (if applicable)  |
| <input type="checkbox"/> | 5.  | MVA Registration printout (if applicable)   |
| <input type="checkbox"/> | 6.  | Deed (if applicable)  |
| X                        | 7.  | Building, Electrical & Plumbing Permits   |
| X                        | 8.  | Photographs including dates taken   |
| X                        | 9.  | Correction Notice/Code Violation Notice   |
| X                        | 10. | Citation and Proof of Service (if applicable)   |
| <input type="checkbox"/> | 11. | Certified Mail Receipt (if applicable)  |
| X                        | 12. | Final Order of the Code Official/Hearing Officer (if applicable)  |
| <input type="checkbox"/> | 13. | Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)   |
| <input type="checkbox"/> | 14. | Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable). |

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/gk  
C: Code Enforcement Officer

## DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

BALTIMORE COUNTY, Plaintiff, vs. KEPLINGER IRVIN P. SR., Defendant

Hearing Date 9/18/01 Issued Date 7/31/01 Expiration Date 8/15/01

## REQUEST FOR SERVICE

Please serve the attached process on the person shown.

## ORDER FOR SERVICE

You are hereby commanded to serve the attached process and to make your return promptly on this Order if served, and if you are unable to serve, you are to make your return on this Order and return the original process no later than the last day following the termination of the validity of the process.

## PROOF OF SERVICE

I hereby CERTIFY that:

☐ A Citation and all other papers filed with it were served by restricted delivery mail, return card attached.

☒ A Citation and all other papers filed with it were served by personal delivery to KEPLINGER, IRVIN P. SR.  
Adult person's name

13519 SARRETTSVILLE PIKE, on 7/31/01, at 1:15 a.m./p.m.  
At this address Date Time

Description of person served: Race \_\_\_\_\_ Sex M Height APPR 5'10

Weight \_\_\_\_\_ Age \_\_\_\_\_ Other \_\_\_\_\_

☒ The premises at 13519 SARRETTSVILLE PIKE were posted.

☐ I was unable to serve because \_\_\_\_\_

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief, and do further affirm that I am a competent person over 18 years of age and not a party to the case.

Mark Kidd  
Signature

CODE INSPECTION & ENFORCEMENT OFFICER  
Title

111 W. CHESAPEAKE AVE  
Address

X 3953  
Telephone No.

7/31/01  
Date

1:15  
Time a.m./p.m.



Baltimore County  
Department of Permits and  
Development Management

Code Inspection and Enforcement  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

DIST 10

Code Enforcement: 410-887-3351  
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620  
Electrical Inspection: 410-887-3960

**BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION**  
SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No. <b>01-1351</b>	Property No. <b>10 12 020202</b>	Zoning:
Name(s): <b>KEPLINGER IRVIN P, SR. } OWNERS</b> <b>KEPLINGER TRUDY B. }</b>		
Address: <b>13519 JARRETTSVILLE PIKE, PHOENIX, MD</b>		
Violation Location: <b>13519 JARRETTSVILLE PIKE</b>		
Violation Dates: <b>7/25 - 7/31/01</b>		

BALTIMORE COUNTY FORMALLY CHARGES THAT THE ABOVE-NAMED PERSON(S) DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS:

**BOCA 1996 SEC 111.0, B.C.C. 7-366 PAR 2**  
**B445612 - SHOWS NO ELECTRIC OR PLUMBING.**  
**OBTAIN PERMIT REFLECTING WORK AT SITE,**  
**& COMPLY WITH PERMIT. OBTAIN PLUMB & ELECT.**  
**PERMITS OR REMOVE ALL ELECT. & PLUMB**  
**FROM STRUCTURE. SUBJECT TO \$1,000.00**  
**INVESTIGATION FINE. (STORAGE SHED NON-COMPLIANCE)**

Pursuant to Section 1-8, Baltimore County Code, a civil penalty has been assessed, as a result of the violation cited herein, in the amount indicated:

\$ **2800.00**

A quasi-judicial hearing has been pre-scheduled in Room 116, 111 West Chesapeake Avenue, Towson, Maryland, for:

Date: **9/18/01**

**TUESDAY, 9/18/01**

Time: **9:00**

Citation must be served by:

**8/15/01**

Date: **7/31/01**

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge, information, and belief.

Print Name:

**GRANT KIDD**

Date: **7/31/01**

Inspector's Signature: **Grant Kidd**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

**NOTICE OF INTENTION TO DEFEND**

Print Name:	Citation/Case No.:
Address:	

**PEX 2A**

Date

Defendant's Signature

AGENCY



Raymond Wisnom  
Grant Kidd  
Department of Permits & Development Management  
111 West Chesapeake Ave  
Mail Stop 1009  
Towson, MD. 21204

FAX: 410-887-8081

November 29, 2001

## REQUEST FOR EXTENSION

RE: IRVIN P. KEPLINGER  
TRUDY B. KEPLINGER  
13519 JARRETTVILLE AVE  
Phoenix, MD. 21131

CIVIL citation  
REF # 01-1351

DEAR MR. KIDD AND MR. WISNOM,

I am writing this letter to inform you of what has been done to correct the situation and to ask for an extension to our deadline of Dec. 3, 2001.

As you may know, the last few months have been very busy in the real estate business (i.e., mortgages, new home buying, etc.) due to the low interest rates. That said, we did get a survey company to come out and do a survey of our property with building locations and property lines. We also then hired an architect to make plans for our building with all rooms accounted for & named for uses. The architect took his plans and the survey to the permit office. The plans were approved & the survey was approved but the building was not. He was told and was given papers to file for a special hearing. We have decided it would be best to have a lawyer with experience in this matter also. I have an appointment with him for Monday.

As you can see, Dec. 3rd is coming quite quickly and we are trying our hardest to get things done properly and according to code. We would greatly appreciate you granting us an extension so that we will have the time to get everything done that needs to be done.

Thank you,  
Deborah B. Niels - for Irvin P. Keplinger & Trudy B. Keplinger.

**J. NEIL LANZI, P.A.**  
ATTORNEY AT LAW  
MERCANTILE BUILDING, SUITE 617  
409 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204

(410) 296-0686

FAX: (410) 296-0689

E-Mail: lanzilaw@cs.com

J. Neil Lanzi  
OF COUNSEL  
Fred L. Coover\*

\*Also Admitted in District of Columbia

**COLUMBIA**  
Suite 420, Parkside Bldg  
10500 Little Patuxent Parkway  
Columbia, Maryland 21044-3563

Reply to Towson

December 20, 2001

Raymond S. Wisnom  
Code Enforcement Hearing Officer  
Department of Permits and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: 13519 Jarrettsville Pike  
Civil Citation No. 01-1351

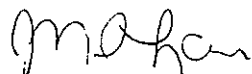
Dear Mr. Wisnom:

As promised, the zoning petitions have been filed for the above referenced case as of Tuesday, December 18, 2001. It was necessary to file a Petition for Special Hearing as well as two Variances. Once the date for the hearing has been set I will notify your office.

Should you require anything further in the meantime, please feel free to call me.

*CASE # - 02-260-A*

Very truly yours,



J. Neil Lanzi

JNL\mal  
cc: Deborah Niels  
Grant Kidd, Inspector



Baltimore County  
Department of Permits and  
Development Management

Code Inspections & Enforcement  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

Code Enforcement: 410-887-3351  
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620  
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 01-1351	Property No. 10120200202	Zoning: C-4
------------------------------	-----------------------------	----------------

Name(s): FRANK TRUDY KEPLINGER

Address: 13519 JARRETSVILLE PIKE

Violation Location: SAME

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BOCA 111.0 COMPLIANCE WITH  
PERMIT  
\$200.00 RE-INSPECTION FEE  
B445612 - SHOWS NO  
ELECTRIC OR PLUMB.

OBTAIN PERMIT ~~AT~~ REFLECTING  
WORK ~~AT~~ SITE  
OBTAIN PLUMB & ELEC.  
PERMITS OR  
REMOVE ALL ELEC & PLUMB  
FROM STRUCTURE

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before:	Date Issued:
---------------	--------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name

INSPECTOR:

STOP WORK NOTICE

IN PURSUANCE TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than: 7-31-01	Date Issued: 7-25-01
----------------------------	-------------------------

INSPECTOR: D. Glenn Berry

AGENCY

TIME 06:46:45  
DATE 09/18/2001

GENERAL PERMIT TRACKING SYSTEM  
GENERAL PERMIT APPLICATION DATA

LAST UPDATE 03/30/2001  
FOR

PERMIT #: B445612 PROPERTY ADDRESS  
RECEIPT #: A426161 13519 JARRETTSVILLE PIKE  
CONTROL #: MK SUBDIV. 2640FT N MERRYMAN'S BL RD  
XREF #: B445612 TAX ACCOUNT #: 1012020202 DISTRICT: 1

FEE: \$5.00 NAME: KEPLINGER, IRVIN, & TRUDY  
PAID: \$5.00 ADDR: 13519 JARRETTSVILLE PIKE  
PAID BY: APP

DATES APPLICANT INFORMATION

APPLIED: 03/30/2001 NAME: IRVIN KEPLINGER

ISSUED: 03/30/2001 COMPANY:

OCCUPY: ADDR1: 13519 JARRETTSVILLE PIKE

ADDR2: PHOENIX MD 21131

INSPECTOR: 108 PHONE #: 419.629.7108 LICENSE #

NOTES: 200/CM

PASSWORD

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE  
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT

TIME 06:46:50 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 03/30/2001  
DATE 09/18/2001 BUILDING DETAIL 1 FOR

PERMIT # B445612 PLANS CONST PLOT 4 DRC#  
TENANT  
BUILDING CODE: 1 CONTR: OWNER  
IMPRV: 1 ENGR: 1  
USE: 1 SHED SELLR:

FOUNDATION BASE WORK: CONSTRUCT SHED ON REAR PORCH  
14'X70'X15' MAX=9600SF PER APPL LLA  
CONSTRUCT FULL SEWAGE WATER SIZE IS 24"X66" 15' L

CENTRAL AIR

ESTIMATED COST

1000.00 PROPOSED USE: 1-0 OF SWIMMING POOL 1-0 SHED

OWNERSHIP: 1 EXISTING USE: 5-0 W/ SWIMMING POOL

RESIDENTIAL CAT: 1

#EFF #1BED: #2BED: #3BED: TOT BED

1 FAMILY BEDROOMS.

PASSWORD

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. FOREP  
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT FOREP

TIME 06:46:57 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 03/30/2001  
DATE 09/18/2001 BUILDING DETAIL 2 FOR

PERMIT # B445612 BUILDING SIZE LOT SIZE APPL  
FLOOR: 780 SIZE 9073 SF  
WIDTH: 14 FRONT STREET  
DEPTH: 10 SIDE STREET  
HEIGHT: 10MAX FRONT SETB  
STORIES: 1 SIDE SETB 10' L  
KITCHENS SIDE SH SETB  
LOT NOS: REAR SETB  
CORNER LOT:

ZONING INFORMATION

DISTRICT: BLOCK: ASSESSMENTS  
PETITION: SECTION LAND: 007.00 00  
DATE: LIBER: 000 IMPROVEMENTS 013365 000  
TOTAL ASS:

TIME: 06:50:06  
DATE: 09/18/2001

ATED PERMIT TRACKING S  
INSPECTIONS DETAIL SCREEN

PANEL 0110340  
LAST UPDATE 08/18/2001  
BIF 90:13.11

PERMIT #: B445612 CONTROL #: NR

TYPE OF INSPECTION	DATE INSPECTED	CODE	COMMENTS
FTS	05/09/2001	10	GK
FT/NOON	06/11/2001	10	GK CAN
FT/NOON	06/12/2001	01	GK

PAGE 01 OF 01

ENTER - GENERAL PERMIT  
PF2 - APPROVALS

PF7 - NEXT PAGE ?  
PF8 - GENERAL SCREEN W/NEXT DETAIL CLEAR - MENU

# PHOTOGRAPHIC RECORD

/Case No.: 01-1351 13519 JARRETTVILLE PIKE

Photographs: 9/17/01 -



9/17/01 - 13519 JARRETTVILLE PIKE



9/17/01 - 13519 JARRETTVILLE PIKE  
SIDE VIEW - HOUSE TO RIGHT OF SHED

I CERTIFY that I took the 7 (number of photos) photographs set out above, and that these photographs accurately depict the condition of the property that is the subject of the above-referenced case number on the date set out above.

Mark Vail 11/7/01  
Enforcement Officer

## REQUEST FOR EXTENSION

Attention: John Tsigounis  
Re: Citation/Case No. 01-1351  
Property No.: 1012020202  
Owner of Property: Irvin and Trudy Keplinger  
13519 Jarrettsville Pike  
Phoenix, Maryland 21131  
410-628-7108

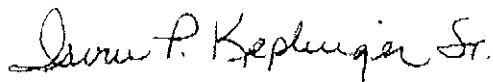
April 23, 2001

This is a request for an extension of deadline of 4/27/01. Due to the tragedy of the house fire, loss of many Pomeranians and all that needed to be done to clean the mess, we are asking for an additional 30 days to have the inoperable vehicles and auto parts removed.

The exterior of the property at 13519 Jarrettsville Pike has since been cleaned up of all junk, trash and furniture (which was there as a result of a sewage backup inside of the house and fire).

Please feel free to contact us if there is any problem with this. Your help in this matter will be greatly appreciated.

Thank you,



Irvin P. Keplinger Sr.

DATE 01/30/2001

STANDARD ASSESSMENT REPORT

01-1351

TIME 10:22:10

PROPERTY NO. DIST. AREA CLASS. OCC. HISTORIC

10-10-00202 10 2-2 04-00 H NO

KEPLINGER IRVIN P, SR

DESG-1.1. IMPROV. 1.1. AL

KEPLINGER TRUDY B

DESG-2.1. 10 DPT. M. IMPROV. 1.1. AL

13519 JARRETTSVILLE PIKE

PREMISE. 13519 JARRETTSVILLE

PHASE 1

MI 2415-1000 FORMER OWNER

KEPLINGER IRVIN P, SR

----- REV ----- PHASE 10 -----

PRICER PROPOSED CURR. CHRG. ADJUST. 1-1-10

MAP. 12,450 12,420 -CY ADJUST. 1-1-10

IMPV. 127,940 125,620 FUND. 298 115 102,190 11-1-10

UTIL. 110,170 105,170 FUND. 0 0 0 0

PREP. 0 0 CURR. 102 115 100,170 11-1-10

CURR. 01-1000 125,100 0 0 0 0

DATE 01/30/01 01/30/01

----- VARIABLE BASIS -----

01/01 ADJUST. 125,100 05/11/01

00/01 ADJUST. 12,420 06/01/00

00/01 ADJUST. 12,420 06/01/00

00/01 ADJUST. 12,420 06/01/00

DATE 01/30/2001

STANDARD ASSESSMENT REPORT (C)

TIME 10:22:10

PROPERTY NO. DIST. AREA CLASS. OCC. HISTORIC

10-10-00202 10 2-2 04-00 H NO

UTIL. 110,170 105,170 FUND. 0 0 0 0

MAP. 127,940 125,620 FUND. 298 115 102,190 11-1-10

PREP. 0 0 CURR. 102 115 100,170 11-1-10

CURR. 01-1000 125,100 0 0 0 0

----- VARIABLE BASIS -----

01/01 ADJUST. 125,100 05/11/01

00/01 ADJUST. 12,420 06/01/00

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00/01 ADJUST. 12,420 06/01/00



Baltimore County, Maryland  
Department of Permits and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

In the Matter of

Civil Citation No. 01-1351

Irvin P. Keplinger, Sr.  
Trudy B. Keplinger

13519 Jarrettsville Pike

Respondents

FINDINGS OF FACT AND CONCLUSIONS OF LAW  
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on September 18, 2001, for a hearing on a citation for violations under the Baltimore County Building Code for construction beyond the scope of the issued building permit.

Grant Kidd, code enforcement inspector, stated that the county received a complaint concerning the construction of a shed on the property. The property was inspected on July 25, 2001, and the inspector found work at the site that exceeded the parameters of the issued permit. Permit No. B445612 provides for the construction of a shed without plumbing or electrical services.

On July 25, 2001, the inspector issued a written correction notice pursuant to §1-7 (c), Baltimore County Code (hereinafter "BCC"), which described with particularity the nature of the violations and the manner of correction. The correction notice was marked in evidence as Plaintiff's Exhibit 1A and was served on the Respondents.

On July 31, 2001, a code enforcement citation was issued pursuant to §1-7 (d), BCC. The citation was marked in evidence as Plaintiff's Exhibit 2A, and was legally served on the Respondents. The citation described the violations as follows:

Baltimore County Code, BOCA 1996, §111.0, BCC 7-36b Par. 2, B445612 – Shows no electric or plumbing. Obtain permit reflecting work at site and comply with

permit. Obtain plumbing and electrical permits or remove all electricity and plumbing from structure. Subject to \$1,000 investigation fine (storage shed non-compliance).

Mr. Keplinger appeared and testified. Grant Kidd, code enforcement inspector, also testified. The Respondent said he was under the assumption the builder was responsible for obtaining the proper permit. Mr. Keplinger testified that the structure was going to be a pool house. He stated that he entertained guests and that he required cooking facilities, a bath and a sleeping area for his guests. He said they may imbibe too much and would require the sleeping area to sleep off the effects of alcohol.

Mr. Keplinger was advised that his description sounded too much like a single-family dwelling, and that would mean a second dwelling on the subject property. He was advised that in order to receive proper review by all the agencies required, that a permit application with full disclosure of the particular use of the structure was required.

It is the opinion of this Hearing Officer, based upon 38 years experience in the construction trades and inspection activities that the structure is a dwelling. The second dwelling on this parcel is in violation of zoning and environmental regulations.

THEREFORE, IT IS ORDERED by the Code Enforcement Hearing Officer, this 21 day of September 2001, as follows:

(1) a civil penalty is imposed in the amount of \$2,800, of which \$1,000 is due immediately.

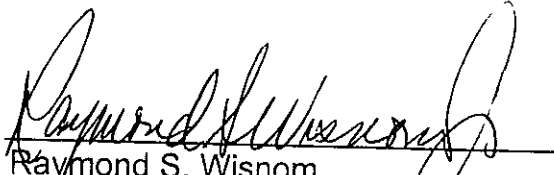
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IT IS FURTHER ORDERED by the Code Enforcement Hearing Officer that all present permits issued prior to this date are hereby declared invalid as they were obtained under false pretenses. That the owner must stop all construction and not resume same until all approvals are granted for building, plumbing and electrical

permits are issued. That the building permit describe accurately the actual proposed use, accompanied by two sets of construction plans, which clearly delineates the use of each room of the structure.

IT IS FURTHER ORDERED that the inspector monitor the property to determine whether the violations have been corrected.

Signed:

  
Raymond S. Wisnom  
Code Enforcement Hearing Officer

The violator is advised that pursuant to §1-7(g)(1), Baltimore County Code (effective June 6, 1997), an appeal to the Baltimore County Board of Appeals may be taken within fifteen (15) days after the date of a final Order. §1-7(g)(2) requires the filing of a petition setting forth the grounds for appeal and a filing fee of \$150. The appellant is urged to read the requirements for the appeal petition. Security in the amount of the civil penalty must be posted with the Director.

Code Enforcement - Daily Worksheet

Inspector - Steve Berry

Area	Case #	Location	Apt	Zip	Date Rec	Reinsp Dt
012	01-1351	13519 JARRETTSVILLE PIKE		21131	3/26/2001	9/14/2001

Tax Acct #: 1012020202

Complainant Name: (Last) ANON. LETTER (First)

Addr:

Str # Dir Street Name Type Apt

City ST Zip

Phone: (Home) (Work)

Problem: TRASH BAGS & BOXES ON PORCH;

MAP: 19 J 2

Notes:

3/27/01 NUMEROUS UNTAGGED VEHICLES. ALL VOLVO'S. SOME BOXES & FURITURE ON FRONT PORCH. I SPOKE W/ OWNER, HE SAID , HIS OTHER HOUSE BURNED DOWN & HE IS A BIT UNORGANIZED, BECAUSE O F THIS , I ISSUED CORRECTION NOTICE FOR 30 DAY. UNTAGGED VEHICLES & JUNK YARD & TRASH. OWNER 628-7108. POSTED & MAILED. COMPL.ANON. LETTER. \*\*\*\*

\*\*\* 4/25/01 EXTEND PER REQUEST OF LETTER . EXTEND TIL 5/27/01 . LETTER IN FILE(J.TS)\*\*\*  
\*

\*\*\*5/29/01 NUMERIOUS VIOLATIONS. 11 VOLVAD TAGGED, FENDER, PART OF MOTOR, FILE CABNETS, BUMPER, ENGINE PULVER, 6 TIRES, GREEN /&WHITE VOLVO, NO TAGS IN BACK, BLACK VOLVO, NO TAGS . DOING CITATION, TO P/U ON 6/4/01 (D,THOMPSON) \*\*\*

\*\*6/5/01-CITATION SENT BY CERTIFIED MAIL TO IRVIN P KEPLINGER SR AND TRUDY KEPLINGER AT VIOLATION ADDRESS. (TH/SCJ) \*\*\* 6/4/

01 CITATION COMPLETED. P/U 6/20/01 TO CHECK FOR SERVICE(D.T HOMPSON)\*\*\* \*\*\*\*\* 6/5/01 . ISSUED NOTICE

6/11/01 GREEN CARD RETURNED AND PUT ON DOCKET FOR 7/24/01. K.P. \*\*6/20/0

1-LETTER RECEIVED FROM TRUDY & IRVIN KEPLINGER SR REQUESTING A QUASI- JUDICIAL HEARING. (SCJ)

Case # 01-1351 CONTINUED

7/25/01 STOP WORK ORDER ISSUED, PERMIT SHOWS NO PLUMBING OR  
ELECTRIC. STRUCTURE HAS KITCHEN & BATHROOM ROUGHED IN. BUI  
LDER CALLED & WILL COME IN TO MAKE CORR. ON PERMIT 7/26/01  
. P/U 7/31/01 G. BERRY/JM\*\*\* 7/30/01 FI  
NAL ORDER SENT TO KEPLINGER. K.P. \*\*\*  
8/1/01 PUT ON DOCKET FOR 9/18/01. K.P. \*\*\*

9/17/01 - VISITED SITE, NO FURTHER WORK HAS STARTED. NO ONE AT  
SITE. TOOK PICTURES, HEARING STILL SCHEDULED FOR 9/18/01.  
MR. KEPLINGER'S DAUGHTER CALLED ME ON 9/11/01, SAID SHE WOULD  
GET INFO, ABOUT PERMIT, NEVER CALLED BACK. A. Kidd

**J. NEIL LANZI, P.A.**  
ATTORNEY AT LAW  
MERCANTILE BUILDING, SUITE 617  
409 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204

(410) 296-0686

FAX: (410) 296-0689

E-Mail: lanzilaw@cs.com

J. Neil Lanzi

OF COUNSEL

Fred L. Coover\*

\*Also Admitted in District of Columbia

12/5/01  
file  
COLUMBIA

Suite 420, Parkside Bldg  
10500 Little Patuxent Parkway  
Columbia, Maryland 21044-3563

Reply to Towson

December 4, 2001

Raymond S. Wisnom  
Code Enforcement Hearing Officer  
Department of Permits and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: 13519 Jarrettsville Pike  
Civil Citation No. 01-1351  
In the Matter of Irvin P. Keplinger, Sr.  
Trudy B. Keplinger

01-4095  
DEC - 5 2001

Dear Mr. Wisnom:

This letter is in follow up to our telephone conversation of December 3, 2001 regarding the above referenced property and citation. As I advised you yesterday, I have been retained by Deborah Niels, daughter of the Keplinger's who own the property known as 13519 Jarrettsville Pike. Your file should reflect Ms. Niel's request for extension sent to you and Grant Kidd on November 29, 2001 requesting an extension of the corrective action set forth in your Order of September 21, 2001. It is my understanding from our conversation yesterday that the extension has been granted for thirty days. I have contacted the architect hired in this case and it is our intention to file for a special hearing prior to the Christmas holidays. I will confirm with your office once this has been completed.

Thank you very much for your cooperation in this matter.

Very truly yours,

*J. Neil Lanzi*

J. Neil Lanzi

JNL\mal

cc: Grant Kidd  
Deborah Niels

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ATTORNEY AT LAW  
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COLUMBIA

Suite 420, Parkside Bldg

10500 Little Patuxent Parkway

Columbia, Maryland 21044-3563

Reply to Towson

December 4, 2001

Raymond S. Wisnom  
Code Enforcement Hearing Officer  
Department of Permits and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

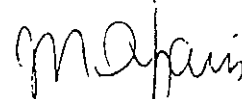
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Very truly yours,



J. Neil Lanzi

JNL\mal

cc: Grant Kidd  
Deborah Niels

DEC - 5 2001



# BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

*C. J. Abbott*  
DIRECTOR

PLUMBING PERMIT

*C. E. K. 4*  
*John R. Reing*  
BUILDINGS ENGINEER

PERMIT #: P456782 CONTROL #: 456782 DIST: 10 FREC 00

BUILDING PERMIT #: B445312 TAX ACCT #:  
SEWAGE DISPOSAL: PRIVATE RECEIPT #: A432053  
TYPE OF BUILDING: SFD OLD OR NEW (O OR N) OLD

## APPLICANT INFORMATION

NAME: ROBERT M. DIEMCO  
COMPANY: DIEMCO  
ADDR1: 2903 RECKORD RD  
ADDR2: 21047  
PHONE #: 410-361-8575 LICENSE #: 9212

## OWNERS INFORMATION

NAME: KEPLINGER, IRVIN, & TRUDY  
ADDR: 13519 JARRETSVILLE PIKE

LOCATION OF PROPERTY: 13519 JARRETSVILLE PIKE  
SUBDIVISION: 2640 FT N MERRYMAN'S BL RD  
LOT #: BLOCK SECTION:  
TOWN OR VICINITY: JARRETSVILLE NO. OF GAS METERS:

*Grant - keep this  
let me have other  
one back  
- Pat*

GAS PERMIT	RANGE	WATER HEATER	FURNACE	OTHERS
	BTU	BTU	BTU	BTU

CAUTION PLASTIC WATER SERVICE LINES WILL REQUIRE A REVIEW OF THE ELECTRICAL SYSTEM TO ASSURE PROPER GROUND. CONTACT AN ELECTRICAL CONTRACTOR

CHECK HERE	WORK BEING PERFORMED	NO. OF FIXTURES	CHARGES
X	INSTALL NEW FIXTURES	009	31.00
----- TOTALS -----			41.00

NUMBER OF FIXTURES				TYPE OF FIXTURES	NO.	@	TOTAL
EX	NEW	REL	REM				
000	001	000	000	BATHUB/RM GROUP	001	3.00	3.00
000	002	000	000	FLOOR DRAIN	002	3.00	6.00
000	001	000	000	KITCHEN SINK	001	2.00	2.00
000	001	000	000	LAUNDRY TRAY	001	2.00	2.00
000	002	000	000	LAVATOR	001	1.00	1.00
000	001	000	000	SHOWER STALL	001	2.00	2.00
000	001	000	000	WATER CLOSET	001	4.00	4.00





# BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

*[Signature]*  
DIRECTOR

PLUMBING PERMIT

*[Signature]*  
BUILDINGS ENGINEER

PERMIT # P456782 CONTROL #: 456782 DIST. 10 PREC. 00

NUMBER OF FIXTURES

EX	NEW	REC	REM	TYPE OF FIXTURES	NO.	Ø	TOTAL
000	009	000	000	----- TOTALS -----	000	3.00	12.000

JOB NUMBER.  
REMARKS VLC

DRAWING NUMBER

SEWER LOCATION  
Y BRANCH IS

DEPTH  
DEPTH

LINEAL FEET OF  
HOUSE CONNECTION



# BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

*[Signature]*  
DIRECTOR

ELECTRICAL PERMIT

*[Signature]*  
BUILDINGS ENGINEER

PERMIT # E457562 XREF # B445612 DIST 10 PREC. 00

JOB LOCATION: 13519 JARRETTSVILLE PIKE  
SUBDIVISION: 2640FT N MERRYMANS ML RD

DATE ISSUED 07/21/00

## OWNERS INFORMATION

NAME KEPLINGER, IRVIN. & TRUDY  
ADDR 13519 JARRETTSVILLE PIKE

C & B

## OCCUPANT INFORMATION

NAME: NONE  
ADDR  
PHONE #:

## APPLICANT INFORMATION

AL BRUND GEN & ELEC CONTR.

PHONE # 410-265-8772 LICENSE # AG2041 BUILDING PERMIT #

EXISTING METER # POLE #  
SAPULHNE USE: RESIDENTIAL BUILDING: NEW WORK DESCRIPTION:  
INSPECTOR REQUESTED DATE: DATE POWER CO. NOTIFIED: 08/01/00

## DETAIL OF WORK AND ADDITIONAL INFORMATION

ROUGH IN FOR 150A 270V SER.  
ROUGH IN FOR REC., SWITCHED, LIGHTING, NEW BUILDING WIRING  
FEE 79.60

## ROUGH WIRING OUTLETS

TYPE: 18 SWITCH 15 RECEPT 10 LOW VOLTAGE  
MISC.  
EQUIPMENT

TYPE	AMPS	TYPE	AMPS	TYPE	AMPS
3.5 HP PUMP	10	KW DRYER	13.5	AMP SERV EQUIP.	
10 KW WTR HTR	37.5	AMP SERV CONDUCT	X	KW CARRAGE	
3.5 HP AIR COND					

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

PARKER HALLAM

3114 GLENDALE AVE. BALT. MD.

Deborah B. NIELS

13519 JARRETSVILLE PIKE, PHOENIX, MD.

IRVIN P. KEPLINGER SR.

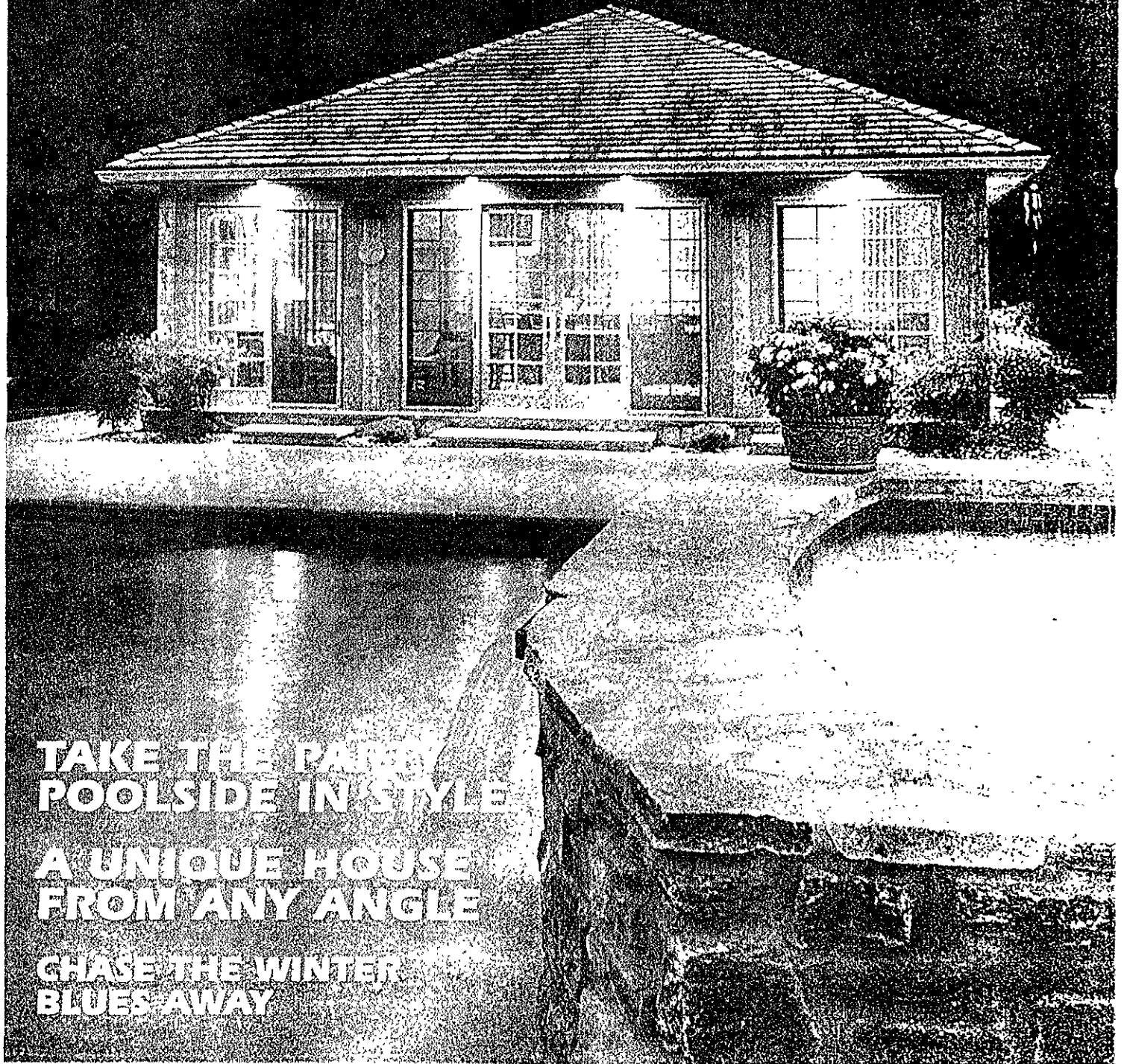
13519 JARRETSVILLE PIKE, PHOENIX MD.

NEIL LANZI



# MARYLAND HOME

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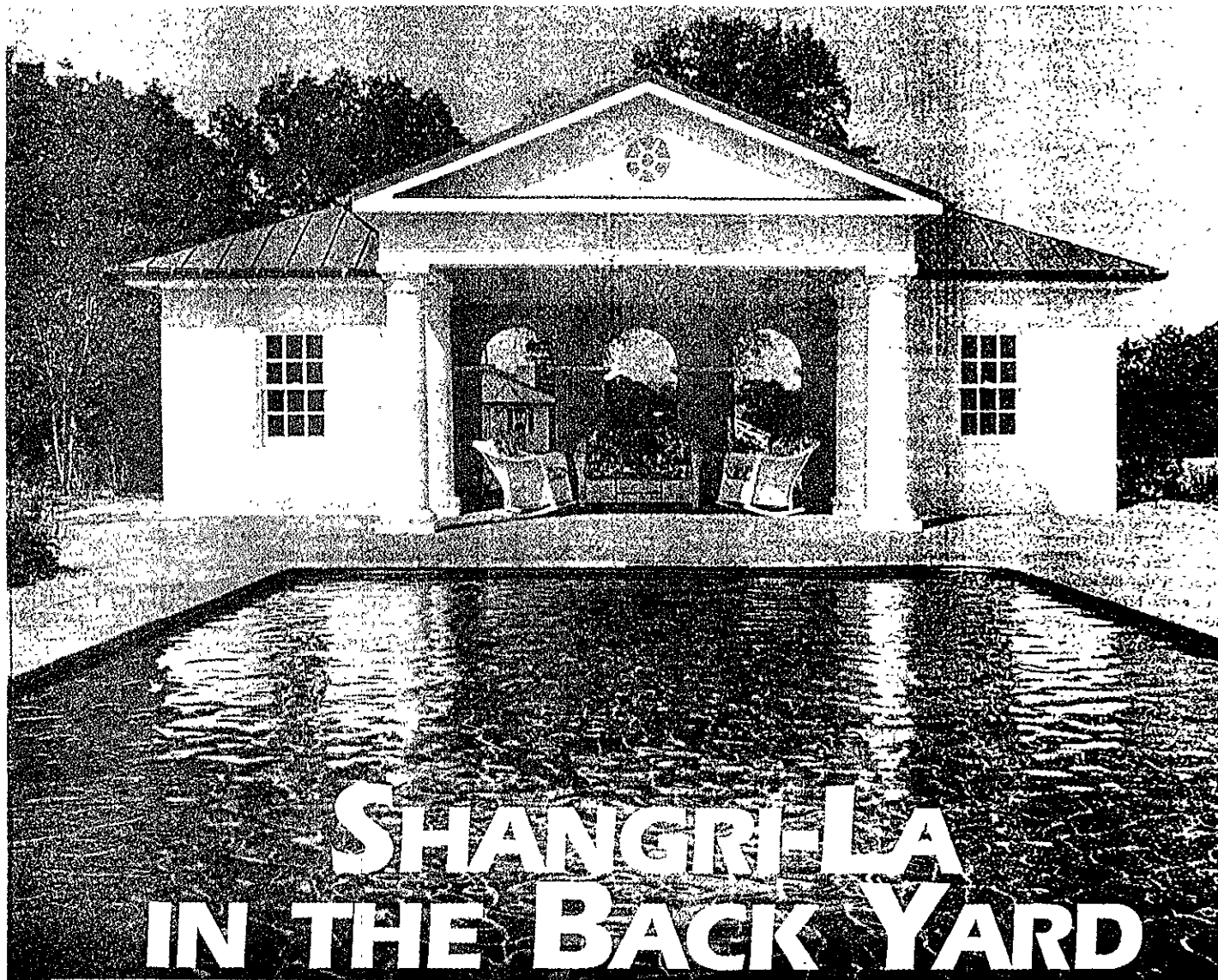


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# SHANGRI-LA IN THE BACK YARD

BY ROSEMARY KNOWER, CONTRIBUTING WRITER ■ PHOTOGRAPHY BY ALAN GILBERT

**I**n the Gatsby days of the 20th century, when Hollywood projected the chic of the silver screen, no "Home of the Stars" was complete without a swimming pool, around which so many glamorous liaisons were begun (or, in the case of the hapless writer in *Sunset Boulevard*, ended.) Now that swimming pools are an established part of the suburban scene all over the country, designers are putting some thought into the pool's surroundings.

*Wheatley Associates of Monkton, Md., constructed this Classical Revival pool pavilion in collaboration with architect Roger L. Katzenberg, head of the historic preservation section of Kann & Associates Inc., using materials and techniques similar to those of the original masons of the 1823 estate.*

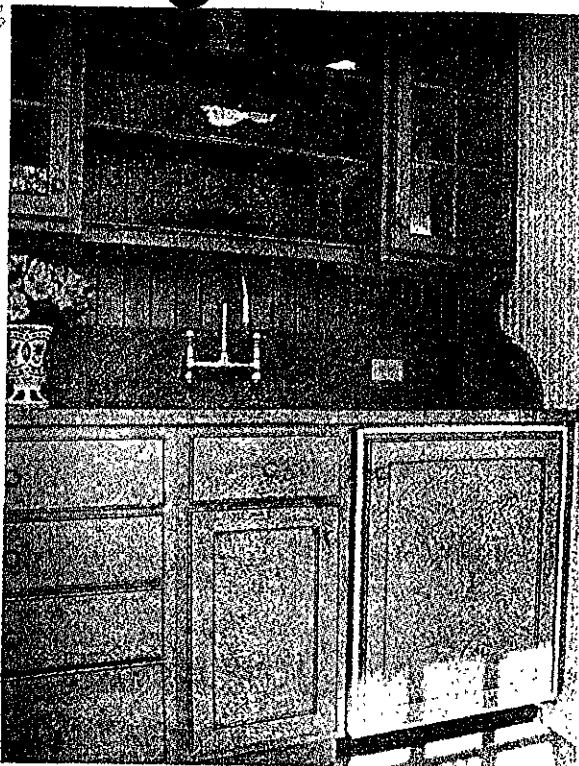
No longer simply a place to change clothes, "pool houses" have become like little exclusive clubs, often having entertainment areas of their own, and sometimes used year-round as party places, regardless of whether the pool is open or not. Among the many options are well-designed changing rooms and bathrooms, a wet/dry bar, a small kitchen for preparing snacks, towel and toy storage and natural landscaping. How these options are made to enhance and complement the pool is a matter of the personal tastes and budgets of the clients who build them. Virtually any style is available, from Roman Villa to Victorian Revival.

#### AMERICAN CLASSIC

When Wheatley Associates undertook the construction of this pool pavilion in Baltimore County, the husband-and-wife team was aware that it would present special challenges. Kathy and Gary Wheatley's first concern was to collaborate with the architect, Roger L. Katzenberg, head of the historic preservation section of Kann & Associates Inc. Katzenberg designed the pool house to echo the manor house, which dates from 1823 and is on the Maryland Register of Historic Places.

Wheatley Associates used construction materials similar to those used by the original masons of the estate. "It's easy to build something that looks new," Gary Wheatley points out. "It's a greater challenge to construct something that looks like it's been around for a long time." Masonry brick walls, customized mortar, sandstone sills and lintels over the doors and windows were carefully chosen to match the exterior of the mansion. The three arched openings at the back of the pavilion, a copper roof and stately columns supporting the classical pediment of the facade bring the new structure into harmony with the old. Tongue-in-groove wainscoting was used on the 16-foot cathedral ceiling of the pavilion, and the brass hardware of the reproduction light fixtures was left unacquainted to allow them to tarnish and age naturally. A changing room, a small, beautifully designed kitchen behind period pocket doors and two deep closets for the storage of patio furniture and pool supplies make this structure an efficient as well as gracious addition to the estate.

"Morgan Washburn of Botanical Decorators did the landscaping, and his special interest is historic



The kitchen includes maple cabinets and tongue and groove wainscoting.

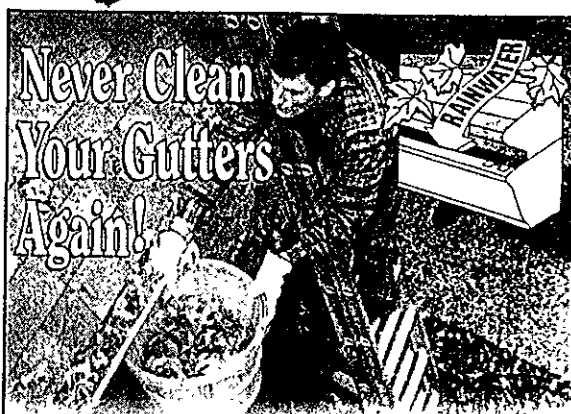
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Landscape designer Al Huber and architect Dave Cross collaborated with the owner to produce this dramatic pool complex on what had been a flat lot. The owner designed the water-slide, left, for the delight of his children.

like a French country house, the owners decided to echo that feeling in the pool house. Architect Dave Cross of Cross and Associates designed the pavilion with steep roof peaks and tall windows. Natural fieldstone was used for the exterior, bluestone coping surrounds the pool and flagstone paths lead to the slide and the pool house.

The decoration of the interior reflects the light, charming style of a small manor somewhere in Normandy or Brittany.

"The owner gave us a blueprint of a space with four walls," says Roland Neifeld Jr., owner of the Kitchen Design Studio of Northfield Sales. "We chose a wide working triangle for the traffic pattern in the kitchen, to maximize the space and open the kitchen to the entertainment area. Kountry Kraft provided the French Country-style cabinets in custom birch. All of the appliances were recessed into the cabinetry, and the built-in refrigerator is concealed behind matching paneled doors. Our firm executed the custom-painted glaze used in both the kitchen and the bathroom to add a sense of the antique, which brings the interior structure into harmony with the rustic exterior." The sinks in the bathroom are hand-painted porcelain, with a hummingbird design, chosen by the lady of the house.

"We wanted to keep it looking European and natural, as if it were a part of the woods," says the owner, "and it has become the playhouse for our family and the children in the neighborhood."

#### MATCHING A VICTORIAN GEM

David H. Gleason of David Gleason Associates Inc., a firm long associated with sensitive period restoration, designed this pool complex to harmonize with a country manor house built in the 1890s as a wedding present for a cherished daughter from her father.

"The pool, the pool pavilion, an adjoining garage and the landscaping were all designed to take advantage of a wonderful southern exposure that was formerly wasted on a service drive," says Gleason. "The pool house is reached by shallow steps, raised about a foot and a half from the bluestone pool deck. That gives it a bit of a dramatic quality; it sets it apart on its base, and keeps the columns from appearing to recede into the pavement. We used massive columns that matched those of the original house, and we added period details like the transoms over the tall French doors and

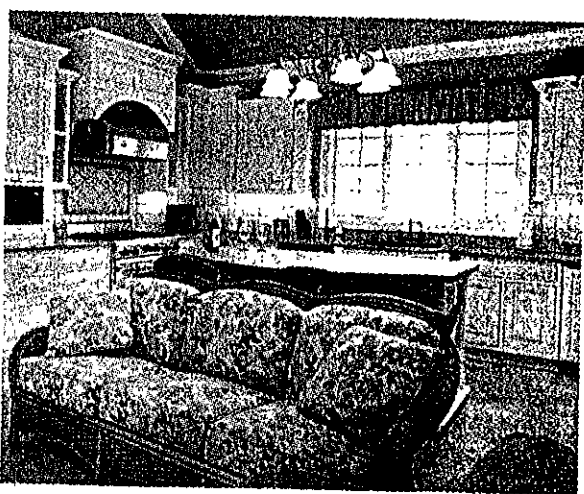
gardens," says the owner. "We'd lived here many years, and I hadn't done any gardening. We started at the pool house and placed the garden around the pool so that I can enjoy it more."

#### FRENCH COUNTRY STYLE

"Our design was done by Al Huber, owner of Heritage Custom Lawn and Landscape in Rosedale,"

says the owner. "It was all flat here when we started. Huber designed the hill, and all the elevations. The house was designed as a summer house. The pool was installed by Michael Shafferey, owner of Elite Pools in Towson. I did the slide design for the pool, scaled to residential size from those big amusement park waterslides our children liked."

Since the main house is built



Roland Neifeld Jr., designed the kitchen in a French country style, using custom glazing and cabinetry to create an elegantly casual look.

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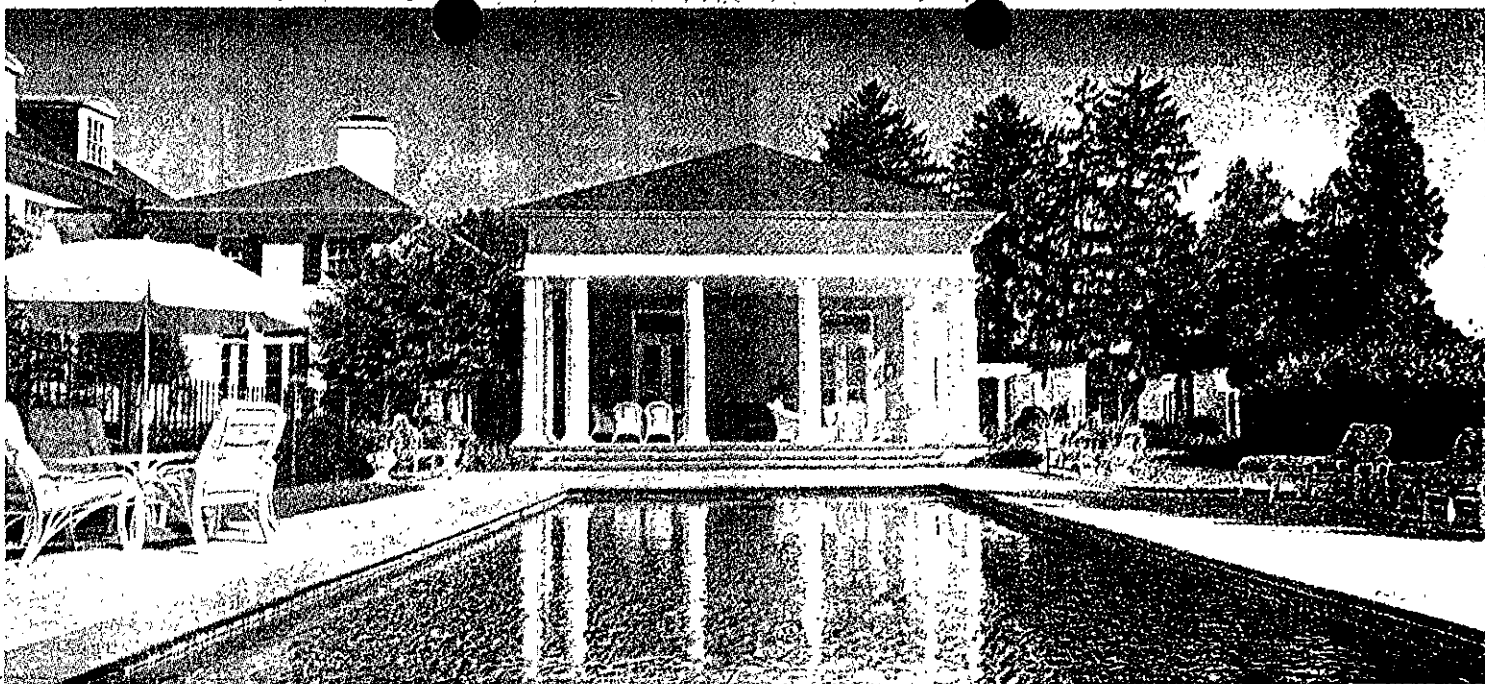
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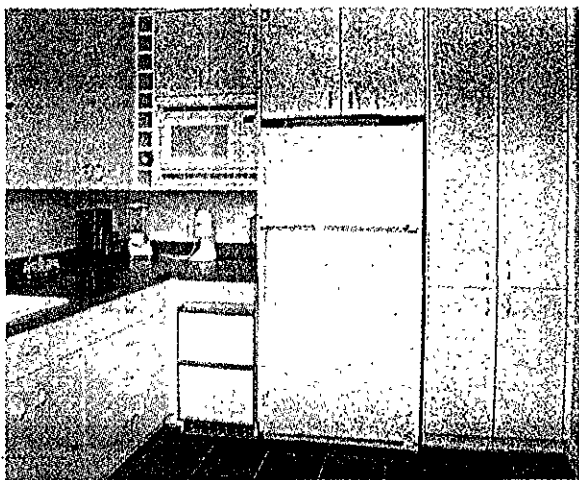


David H. Gleason of David Gleason Associates Inc., designed this pool pavilion to take clever advantage of both a limited lot and a southern exposure. The elegant Colonial Revival structure not only echoes the main manor house, but also conceals a practical three-car garage at its back.

the geometric patterns in the concrete paving to give the complex a sense of the craftsmanship that the workmen of the last century lavished on their work. Just behind the portico, the two French doors lead to the kitchen on the left and the changing area on the right. The changing rooms were designed so that you enter from a little corridor, rather than directly into the rooms

themselves. Along the south side, a long alley gated with white trellis work disguises the mandatory pool fence and leads to the three-car garage concealed at the back of the pool house. Bob Jackson of Bob Jackson Landscapes, and I worked closely to coordinate the landscap-

SEE POOL HOUSES PAGE 14



Gleason designed an efficient kitchen for one wing of the pavilion. A gracious hallway leads to changing rooms in the opposite wing.

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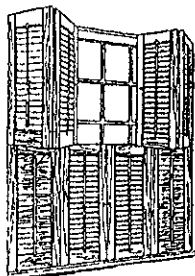
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## POOL HOUSE FROM PAGE 7

ing with the Colonial Revival feeling of the house and pavilion so that they work as a single element."

Gleason points out that the design renovation has done exactly what the owners hoped; the pool house, deck and garden have become a major addition for entertaining, whether for a family gathering or for 200 festive people.

### PARADISE IN THE WOODS

This pool house in a wooded area of Baltimore County was designed and constructed by Michael Patterson, owner of Broadview Manor Inc., a design-build landscape company in Monkton, Md. Patterson, who holds degrees in

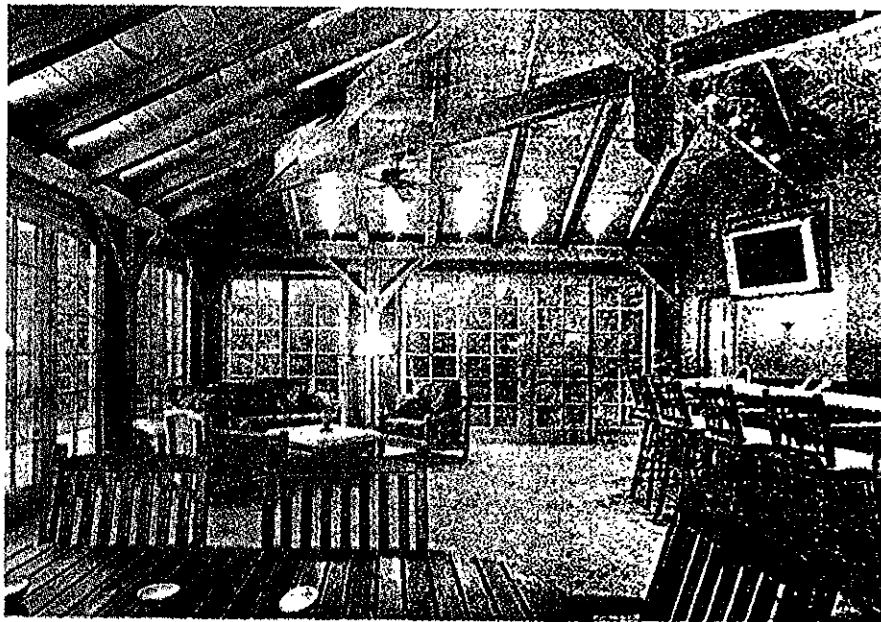
both horticulture and landscape architecture, believes in making certain that all his company's projects respect the environment in which they are created.

"We want all our projects to look as if they have been there for years and are in scale," says Patterson. "Landscaping with mature plants is one of our key tenets; in this pool project we used a pair of 40-year-old Japanese maples and mature rhododendrons to soften the structures and give an immediate sense of age. I always think of our work as creating a mobile around the owners so that as they live with our projects they become interactive participants with the flow of the water, the sounds of the woods and the turn of the seasons. This

property is rather narrow and linear; so we decided to put the pool at the crest of a hill near the edge of the property line to maximize the use of the property and the privacy offered by the steep slope.

"The waterfall takes advantage of a variety of elevation changes leading to the cascade into the pool. When you come down the stone steps from the main house, it's almost as if you were taking a small vacation at a secluded resort."

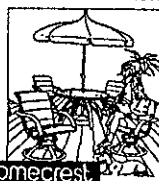
For the pool house, Patterson created a dramatic post-and-beam structure using a team of Amish craftsmen who raised the building like a barn. A gigantic king-post of Douglas fir in the middle of the room, rising 15 feet to the tongue-in-groove pine ceiling, provides a



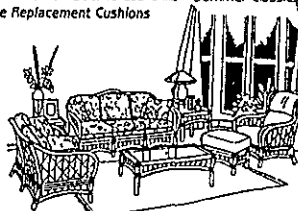
Michael Patterson's dramatic post-and-beam interior design for the pool pavilion on the cover takes full advantage of the beauty of wood superbly crafted. Patterson used a team of Amish craftsmen to raise the structure like a barn.

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focal point for the interior. Natural materials, including cedar shake shingles on the double-hip roof and the wood-framed 8-foot French doors, enhance the feeling of being in harmony with the wooded surroundings.

Mike Bowers of Design Alternatives designed the cabinetry, interior and exterior finishes to emphasize the pool house's relationship with the outside world, the steps and the graceful stone surrounds of the spa walls were executed by Larry Bollinger of Butler Art Craft. The pool structure was installed by John McDade.

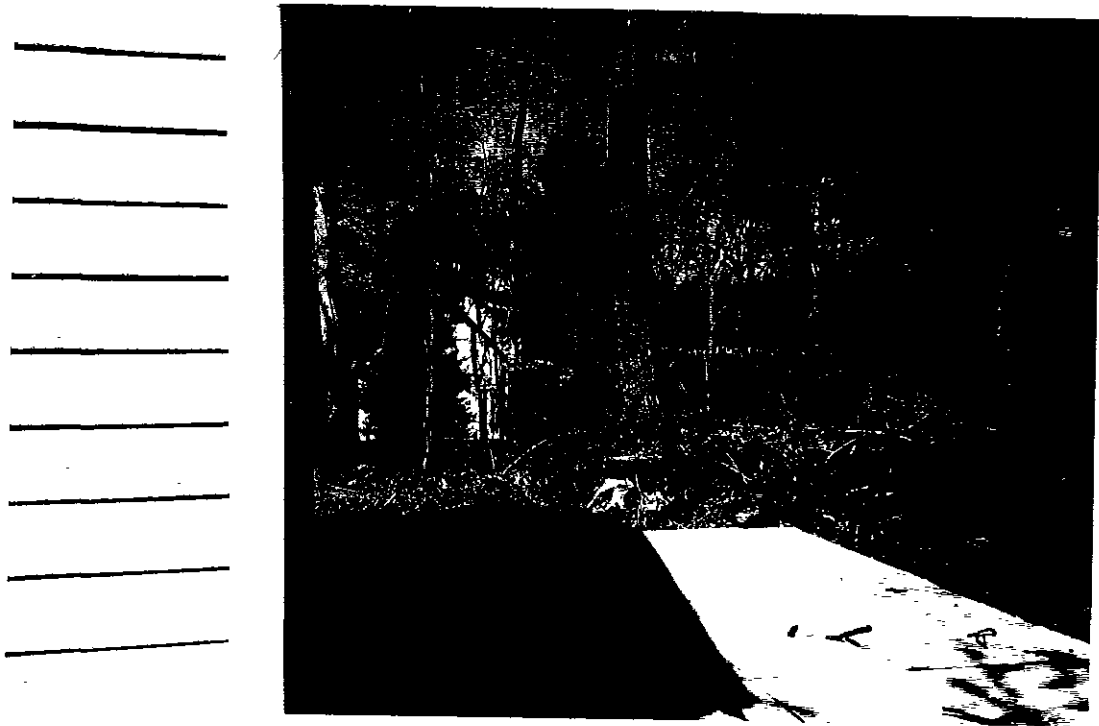
Petition

We, The neighbors of Irvin P. and Trudy B. Keplinger hereby understand and agree to the plans of the proposed building on the property located on 13519 Jarrettsville Pike, Phoenix, Maryland 21131. We have signed below stating that we agree to and have no objections to having the Keplinger's build the structure mentioned above. ( We have also, upon request, been shown the plans for the proposed structure.)

Eva P. Lee 3 Dalebrook Drive Phoenix, Md. 12/31/01  
Eun S. Lee 5 Dalebrook Drive Phoenix, MD 12/31/01  
Henrietta H. Lee 7 Dalebrook Dr. PHOENIX MD 12/31/01  
Hilbert H. Lee 13503 Jarrettsville Pike Phoenix, MD 12/31/01  
Lynne H. Lee Sunnyview Dr Phoenix, Md 12/31/01  
David O'Neill 12 Dalebrook Dr Phoenix MD 21131  
April 12/31/01  
Eun Lomen 4 Dalebrook Drive Phoenix MD 21131  
Val Biver 1 Dalebrook Dr. Phoenix MD 12/31/01

Pet No 5

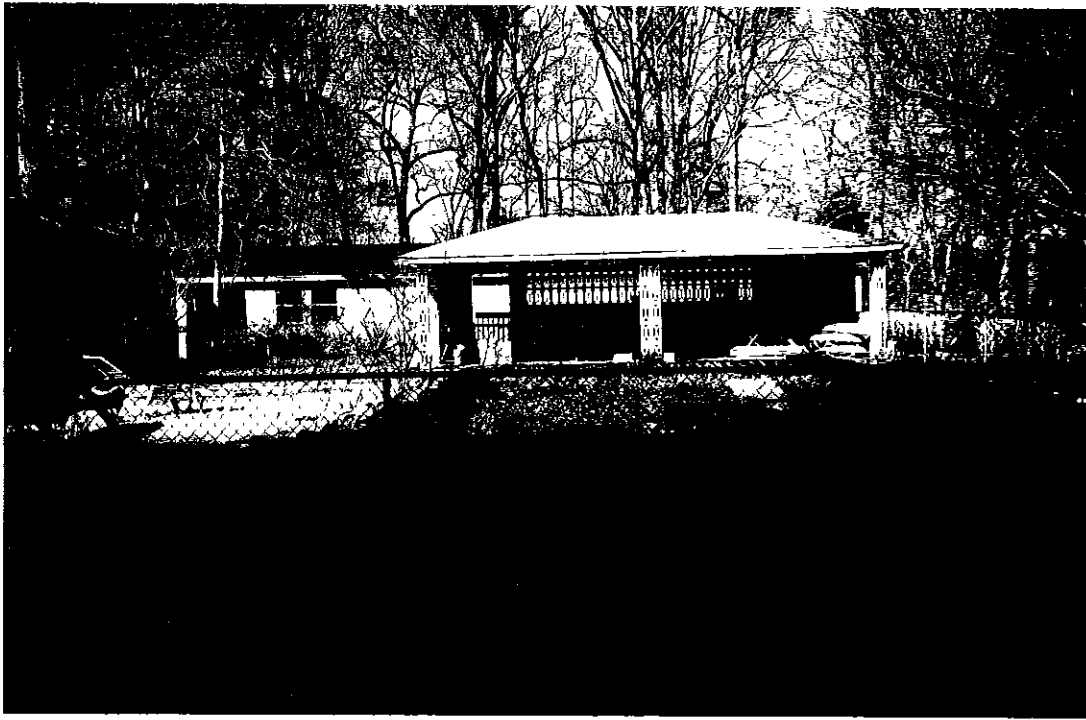
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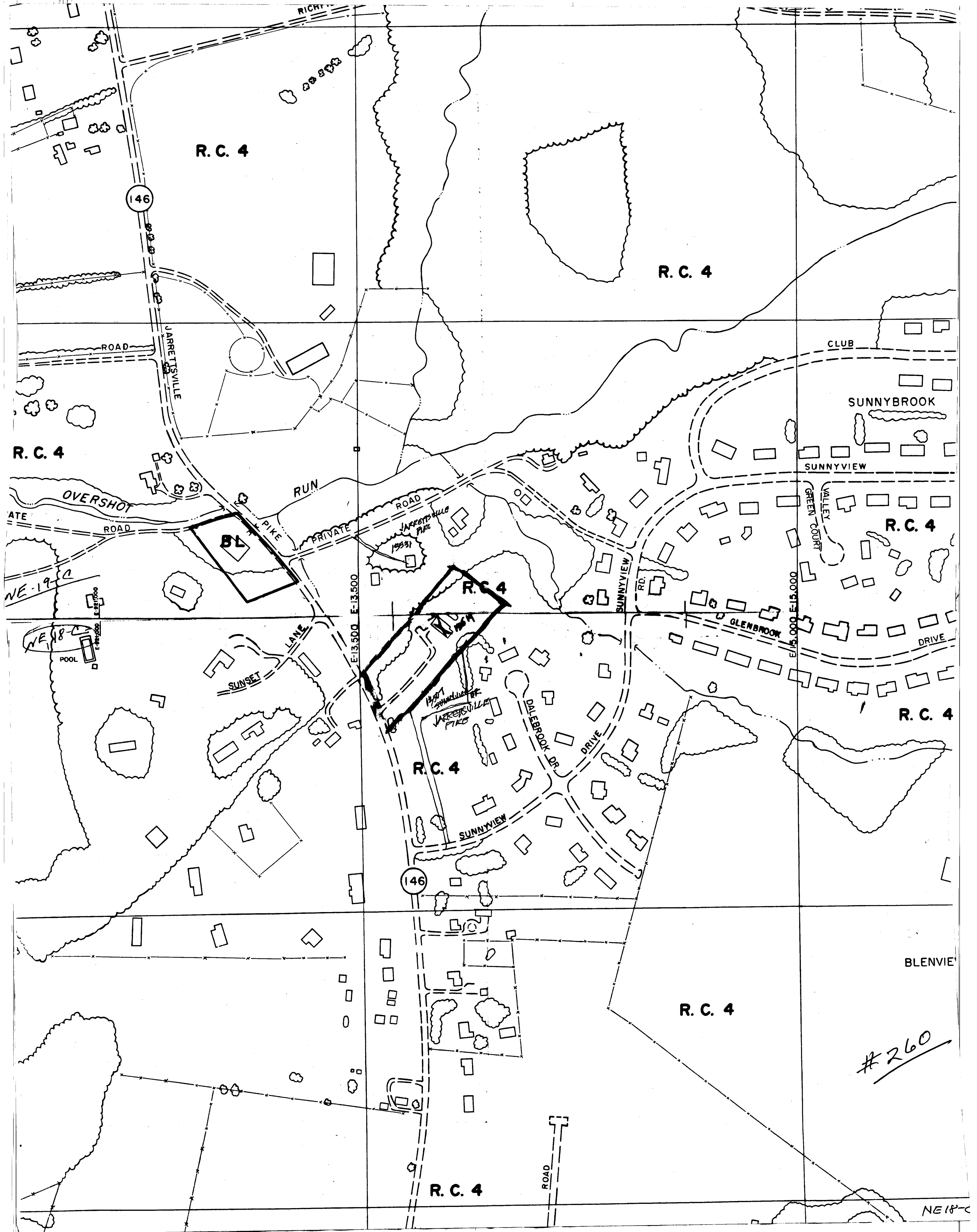




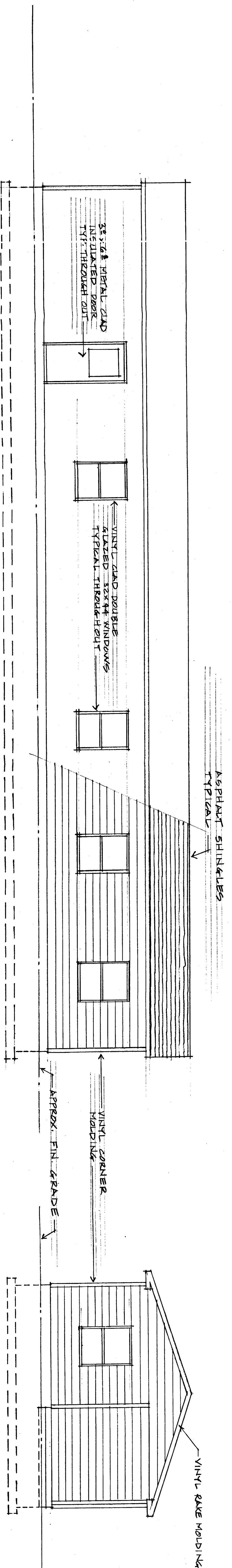
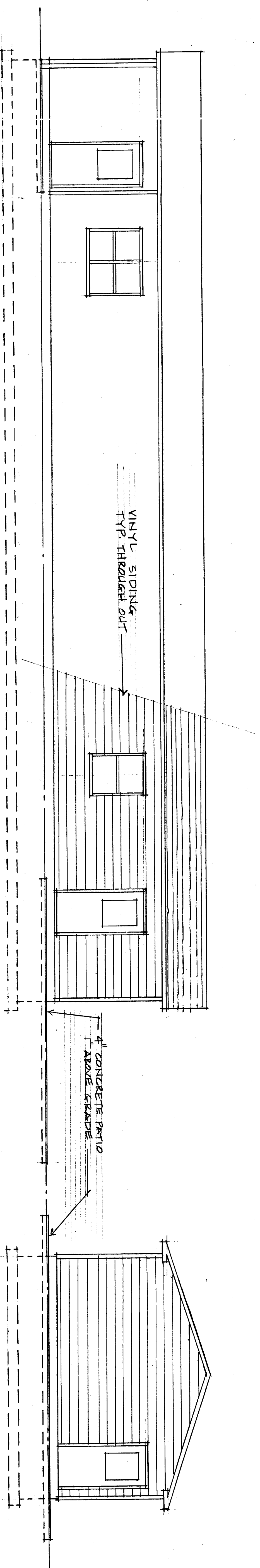












FAMILY ACCESSORY BUILDING  
FOR TRUDY AND IRVIN KERLINGER  
AT 13519 JARRETSVILLE PIKE  
PHOENIX, MD 21131

ELEVATIONS  
SCALE AS NOTED  
NOV. 20, 2001

A-2



- Design Notes:**
- 1. Code - All construction shall conform with the provisions of the 1996 boca code**

Asphalt shingles	5 PSF	Structural Framing	15 PSF
Insulation	4 PSF	Roofing	3 PSF
Structural Framing	5 PSF	Cladding	3 PSF
Roofing	3 PSF	Interior Partitions	20 PSF
Mechanical	5 PSF	Mechanical	5 PSF
Miscellaneous	3 PSF	Miscellaneous	2 PSF
<b>Total Dead Load</b>	<b>22 PSF</b>	<b>Total Dead Load</b>	<b>49 PSF</b>

3. Minimum Design Live Loading for all new framing is as follows:

Roof - Floor	30 PSF	Uniform Load
Stairs and Balconies	100 PSF	
Wind	80 MPa Basic Wind Velocity	

- 3. Minimum Design Live Loading is as follows**

- |                      |                            |
|----------------------|----------------------------|
| Framed Floors        | 40 PSF Uniform Load        |
| Stairs and Balconies | 100 PSF                    |
| Wind                 | 60 MPH Basic Wind Velocity |

1. The bottom of all exterior footings shall be a minimum of 3'-0" below finish grade.
2. All footings have been designed for an assumed allowable net soil bearing pressure of 1600 PSF. It shall be the contractor's responsibility to verify the assumed soil bearing pressures. Should the net soil bearing be found to be less than 1600 PSF the contractor shall immediately notify the architect.
3. All fill under footings and slabs shall be compacted to a dry density of at least 95% of maximum dry density as determined by AASHTO T-99 (93%).

## Wood Framing

1. All wood framing shall be fabricated and installed in accordance with the American Institute of Timber Construction Specification AITC 106-45 "Recommended Practice for the Erection of Structural Timber Framing, AITC 106-77 "Code of Standard Practice for the National Forest Products Association."
2. All steel interior hangers and joint hangers shall be a minimum of 1/4 Ga. galvanized steel with a rated load capacity equal to or exceeding the imposed loading requirements.
3. All steel interior hangers shall be No. 2 Southern Pine or Douglas Fir at 12% maximum moisture content.
4. All wood plates bearing on masonry or concrete walls shall be Welded Pressure Treated lumber.
5. Nailing of all framing shall meet the recommended nailing schedule contained in the "Nailing of Framing" BOCA CODE.
6. Cutting and notching of wood framing shall only be permitted within the limits prescribed by the 1986 BOCA CODE.

**WOOD WALLS AND COLUMNS**

- A. ALL INTERIORS TO BEARING WALLS AND INTERIOR BEARING WALLS SHALL BE 24" MIN. O/C UNLESS NOTED OTHERWISE. PROVIDE SOLID BEARING WALLS AND HEIGHT OF WALLS SHALL BE 8'0" UNLESS NOTED OTHERWISE. PROVIDE SOLID BEARING WALLS LOCATED AT THE THIRD POINTS OF THE STORY HEIGHT UNLESS NOTED OTHERWISE.
- B. PROVIDE DOUBLE STUDS AT ALL CORNERS, JOINTS OF ALL OPENINGS, WINDOWS AND DOORS, AND EXCEPT AT WOOD BEAMS AND UNITS UNLESS NOTED OTHERWISE. PROVIDE DOUBLE STUDS AT ALL CORNERS, JOINTS OF ALL OPENINGS, WINDOWS AND DOORS. STUDS SHALL BE CARRIED THROUGH AN INTERMEDIATE FLOOR RUNNING TO THE TOP OF FOUNDATION OR MASSING FOUNDATION WALLS.
- C. ALL DOOR AND TRIPLE STUDS SHALL BE LOCKED AT ALL INTERSECTIONS WITH WALLS.
- D. PROVIDE A MINIMUM OF ONE ROW OF SOLID BRICKING AT MID-HEIGHT OF STUDS WALLS.
- E. **PLYWOOD AND WOOD BEARING**

ALL PLYWOOD SHALL MEET THE REQUIREMENTS OF THE AMERICAN WOOD DESIGN ASSOCIATION (AWD) AS SUBSTITUTED BY THE AMERICAN WOOD ASSOCIATION (AWA).

ENTER ROOF DECK SHALL BE 7/8" 24" O/C GABLED WOOD. PROVIDE W/ CLIPS OF 1/2" GALV. STEEL AT 24" O/C.

ENTER DECK OF ATTACHED ROOF SHALL BE 1/2" 24" O/C UNLESS NOTED OTHERWISE.

ENTER FLOOR DECK SHALL BE 1/2" 42" O/C UNLESS NOTED OTHERWISE OR ON WOOD JOISTS SHALL BE 1/2" 24" O/C UNLESS NOTED OTHERWISE. PROVIDE DOUBLE AND SINGLES AT LONG EDGES OF PLYWOOD.

D. PLYWOOD SHEATHING SHALL BE CONTINUOUS OVER A MINIMUM OF 2 1/2" WALK.

E. PLYWOOD SHALL BE SECURELY BENEATH JAY FROM THE ROOF, NOT LESS THAN 6 INCHES FROM THE ROOF, AND NOT LESS THAN 12 INCHES ON GABLE ENDS. PROVIDE 1/2" 24" O/C UNLESS NOTED OTHERWISE. PROVIDE W/ CLIPS OF 1/2" GALV. STEEL AT 24" O/C UNLESS NOTED OTHERWISE.

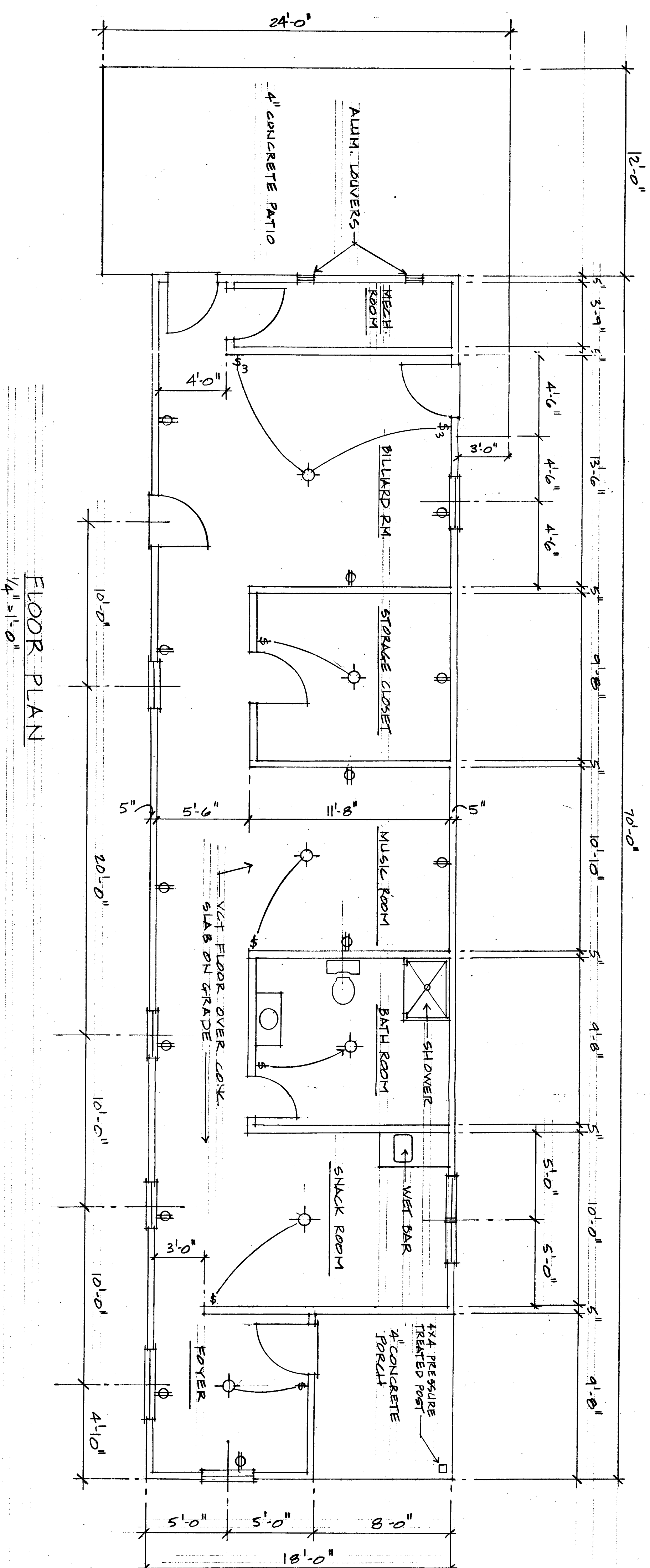
F. PLYWOOD 7/8" THICKNESS AND LIES SHALL BE PROVIDED WITH PLYCLIPS ALONG EDGES & CORNERS. PLYWOOD 7/8" AND THICKER SHALL BEING HUNG DOUBLE AND SINGLES OVER PLYCLIPS AT MINIMUM. CLIP AT 24" SPACING MINIMUM. CLIP AT 18" SPACING SHALL BE CONSIDERED AND SINGLES OVER TWO.

G. CONSTRUCTION STANDARD AND 1181.

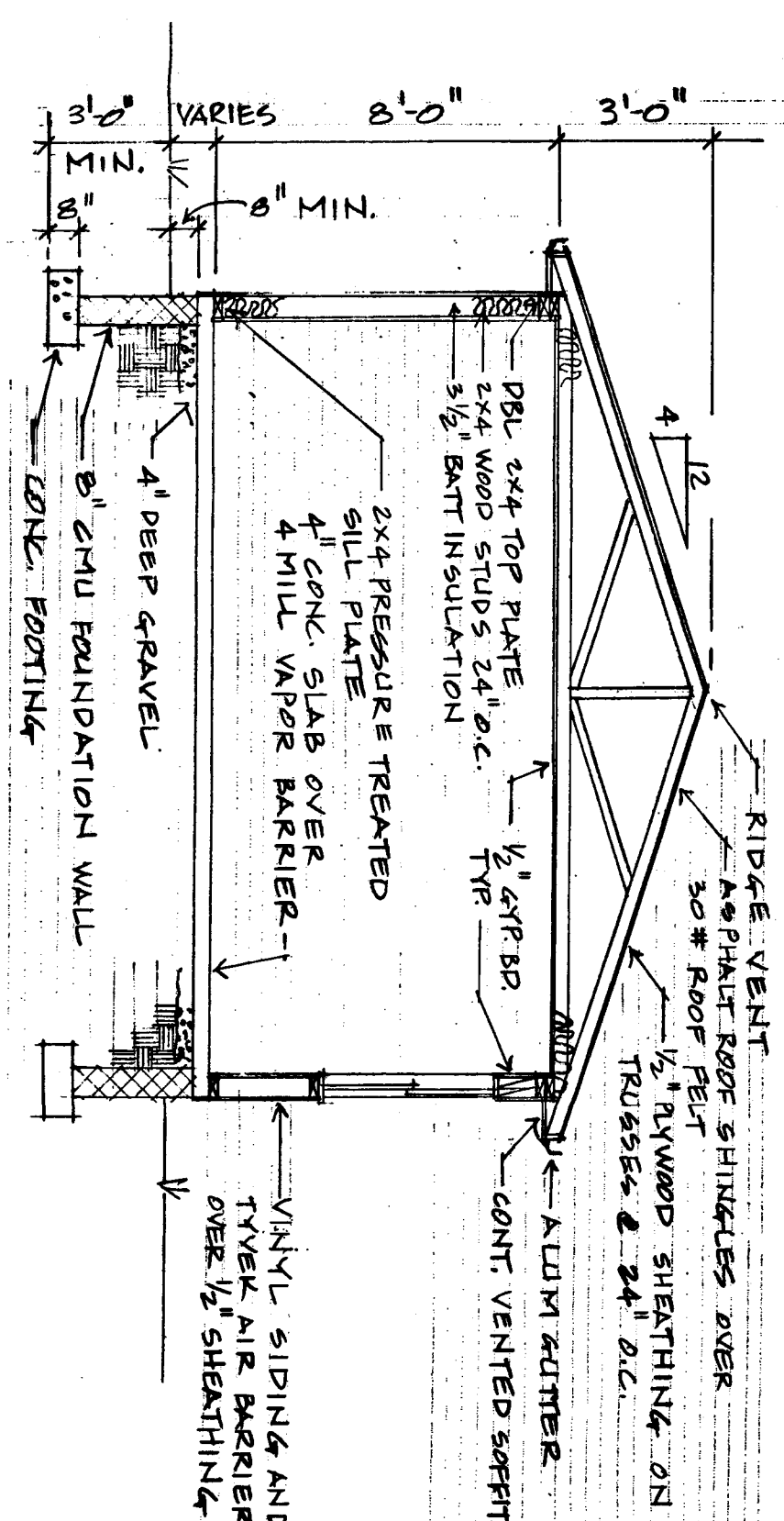
- H. ALL WOOD BEARING SHALL BE SAVED RED DOUGLASS FIR OR SOUTHERN PINE UNLESS NOTED OTHERWISE. PROVIDE 1/2" 24" O/C UNLESS NOTED OTHERWISE. PROVIDE MINIMUM MODULUS OF ELASTICITY OF 1.8E+09 AND 1.8E+09 AND AN ALLOWABLE BENDING STRESS OF 1.5E+03 PSI.

## WOOD TRUSSES

- A. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND CONNECTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS FOR LIGHT FRAME PLATE CONNECTED WOOD TRUSSES. THE DESIGN SPECIFICATIONS FOR LIGHT FRAME PLATE CONNECTED WOOD TRUSSES AND CONNECTIONS BY A. WOOD TRUSSES, INC. SHALL BE THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
- B. ALL TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER FOR ALL DEAD AND LIVE LOADS IMPOSED ON THE DRUMMING AND IN CONFORMANCE WITH THE BUILDING CODE.
- C. ALL LUMBER FOR USE IN THE TRUSSES SHALL BE #2 SOUTHERN PINE 19 PERCENT MOISTURE CONTENT IN USE OR BETTER.
- D. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH SECTION PLANS AND SHOP DRAWINGS SHALL INDICATE THE SIZE AND CAPACITY OF ALL CONNECTOR KEYS AND WEB CONNECTIONS OF ALL TRUSSES. SHOP DRAWINGS SHALL BE SEVEN AND SIGNED BY AN ENGINEER REGISTERED IN THE STATE OF MARYLAND. SHOP DRAWINGS SHALL SHOW THE SIZE AND LOCATION OF ALL BRIDGING.
- E. TRUSSES SHALL BE ANCHORED AT EACH BEARING WITH TWO 200 THIRD-CLASS TIE BARS.
- F. TRUSSING ANCHORS:
- G. ROOF TRUSSES SHALL BE DESIGNED AND CONSTRUCTED TO RESIST HORIZONTAL FORCES SO AS NOT TO TRANSFER HORIZONTAL FORCES INTO THE WALL.



FLOOR PLAN



1/4" = 1'-0" TYPICAL BUILDING SECTION

FAMILY ACCESSORY BUILDING  
FOR TRUMP AND IRVIN KEMPINGER  
AT 13519 JARRETSVILLE PIKE  
PHOENIX, MD. 21131  
FLOOR PLAN AND SECTION  
SCALE AS NOTED  
NOV. 20, 2001

A